

**804, 13104 Elbow Drive SW
Calgary, Alberta**

MLS # A2234136



\$279,900

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|------------------|--|---------------|-------------------|
| Division: | Canyon Meadows | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,257 sq.ft. | Age: | 1975 (50 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, Many Trees | | |

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|--------------------|--|-------------------|-----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | Flat | Condo Fee: | \$ 431 |
| Basement: | None | LLD: | - |
| Exterior: | Composite Siding | Zoning: | M-C1 d100 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Pantry, Storage, Vaulted Ceiling(s) | | |

Inclusions: N/A

Fabulous find…only steps away from Fish Creek Park, walking/biking pathways, in a great community. Entrance has a large closet with storage area under stairs. Walk up to the living room/dining room area with wood burning fireplace. Recently renovated kitchen with new stainless steel appliances, cabinets and backsplash. Huge storage/laundry area with built in pantry next to kitchen. Juliet balcony off dining room overlooking the courtyard. Upstairs is the master bedroom with plenty of closet space and balcony looking east into the courtyard. Second bedroom is a decent size. Renovated four piece bath with heated floors, all new cabinets and soaker tub. Additional reno’s included interior frosted glass doors. Extensive exterior renovation with new siding, roofing and fencing. Close to all amenities and easy road access to major routes.